

## **Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain**

To: All interested Federal, State and Local Agencies, Groups and Individuals

This is to give notice that the City of Detroit has conducted an evaluation as required by Executive Order 11988 in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management. The activity is funded under the Home Funding Program under Title II of the National Affordable Housing Act of 1990 and Project Based Vouchers (PBV's) from the Detroit Housing Commission. The proposed project is located at 7850 E. Jefferson in Detroit, Michigan.

The proposed project is located at 7850 E. Jefferson in Detroit, Wayne County, Michigan and includes the new construction of 150-unit rental apartment community to be built in two concurrent identical 75-unit phases on approximately 3.8 acres of vacant land. The purpose is to construct much needed affordable housing in the greater downtown Detroit area, especially with access to the Detroit Riverfront. The southern portion of the property near the Detroit River, including a future seawall and walkway, are located within the Special Flood Hazard Area (the 100-year floodplain) as indicated on the FEMA Preliminary Flood Insurance Rate Map (FIRM) 26163CO301F dated December 21, 2018. HOME funds and Detroit Housing Commission PBV's will be used in the financing of this project. The project proposes to place 208 cubic yards of fill within 0.16 acres of the 100-year floodplain.

The City of Detroit has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: The first alternative considered was to move the project to a different location. This alternative would not be feasible, since this alternative would not provide low-income families direct access to the riverfront. The second alternative considered was to change the scope of the project. Five different scope changes were considered. One of the proposed scope changes included not constructing the third building that is located in the floodplain. This option is the optimal alternative, as it will significantly reduce the projects impact to human life, property and the floodplain. The third alternative considered was to do no-action. This alternative would not be feasible, since this alternative would not create additional housing for low-income families in the City of Detroit.

The City of Detroit has reevaluated the alternatives to building in the floodplain and has determined that it the second alternative was the most feasible. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Detroit's Housing and Revitalization Department at the following address on or before August 5, 2021.

City of Detroit Housing & Revitalization Department  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226  
Phone: (313) 224-1508  
Attention: Penny Dwoinen, Environmental Review Officer

A full description of the project may also be reviewed on the City of Detroit's Housing & Revitalization Public Notice page <https://detroitmi.gov/departments/housing-and-revitalization-department/public-notice>. Comments may also be submitted via email at [dwoinenp@detroitmi.gov](mailto:dwoinenp@detroitmi.gov).

Date: July 28, 2021